

RESOLUTION NO. 2003-206

A RESOLUTION OF THE LODI CITY COUNCIL ESTABLISHING  
AN AREA OF BENEFIT AND REIMBURSABLE COSTS FOR  
TIENDA DRIVE IMPROVEMENTS

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WHEREAS, as a condition of approval for the final parcel map to divide the former parcel known as 1811 West Kettleman Lane into three parcels and allow development on the newly created parcel now known as 1816 Tienda Drive (APN 031-040-39), the Applicant, Darrell R. Sasaki, was required to construct public improvements to serve existing and proposed parcels south of Applicant's project site; and

WHEREAS, Applicant entered into an Improvement Agreement with the City on October 8, 2002, to construct the required public improvements, which included the installation of water main and storm drainage lines, as well as other miscellaneous and related improvements along the west boundary of Applicant's parcel to serve the neighboring properties known as APN 031-040-20 and 031-040-40, as shown on Exhibit A attached; and

WHEREAS, in conformance with Lodi Municipal Code (LMC) Section 16.40, staff recommends that the City Council conduct a public hearing to establish an area of benefit and reimbursable costs to recover the costs for those improvements that benefit the neighboring properties; namely, APN 031-040-20 and 031-040-40.

WHEREAS, the reimbursable costs for each parcel are shown on Exhibit B attached hereto; and

WHEREAS, pursuant to LMC Section 16.40.50.A.3, the reimbursable amounts will be adjusted annually in January to include an amount attributable to interest. The annual adjustment will be based on the change in the Engineering News Record (ENR) 20 Cities Construction Cost Index from January 1 of the previous year. The beginning ENR index will be 6581.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

- a) The City Council hereby establishes an area of benefit and reimbursable costs to recover the costs for those improvements that benefit the neighboring properties; namely, APN 031-040-20 and 031-040-40. The reimbursable costs for each property are shown on Exhibit B attached and shall be collected at the time of development for each parcel; and
- b) Pursuant to LMC Section 16.40.50.A.3, the reimbursable amounts will be adjusted annually in January to include an amount attributable to interest. The annual adjustment will be based on the change in the Engineering News Record (ENR) 20 Cities Construction Cost Index from January 1 of the previous year. The beginning ENR index will be 6581.

Dated: November 5, 2003

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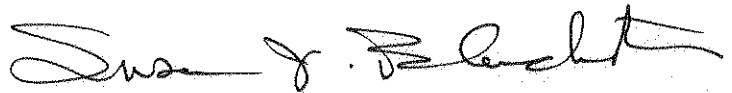
I hereby certify that Resolution No. 2003-206 was passed and adopted by the Lodi City Council in a regular meeting held November 5, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor  
Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston".

Susan J. Blackston  
City Clerk

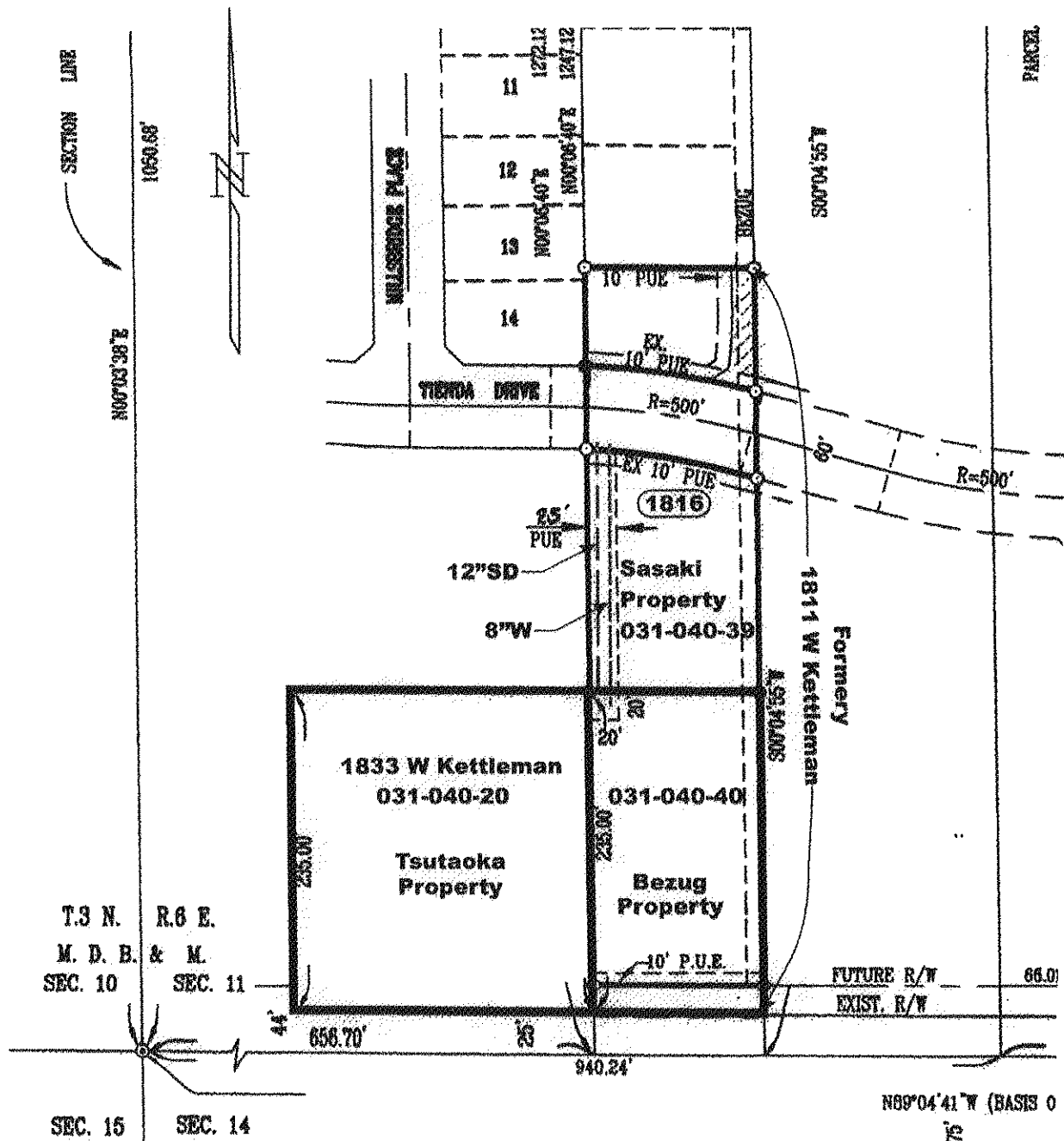


# CITY OF LODI

PUBLICWORKSDEPARTMENT

EXHIBIT A

RA 03-03



# EXHIBIT B

1811 W Kettlerman Lane  
Reimbursement Agreement

City of Lehi  
Public Works Department  
Development: 1811 W. Kettlerman Lane  
Darrell R. Sasaki  
Engineer: Baumbach & Piazza

Cost of Reimbursable Improvements for:				Darrell R. Sasaki		Total
Item	Description	Quantity	Unit	Price	Bezug Property APN 031-040-40 (0.64 Ac)	Tsutsaka Property APN 031-040-20 (1.13 Ac)
<u>Storm Drainage System</u>						
1	12" Storm Drain Pipe	167	LF	\$60.00	\$3,607.20	\$6,412.80
2	48" Storm Drain Manhole	1	EA	\$2,600.00	<del>\$336.00</del>	<del>\$1,564.00</del>
			Sub total		\$4,543.20	\$8,076.80
						\$10,020.00
						\$2,600.00
						\$12,620.00
<u>Water System</u>						
1	8" Water Pipe	167	LF	\$37.00	\$2,224.44	\$3,954.56
2	Temporary Blowoff	1	EA	\$1,000.00	\$360.00	\$640.00
3	Remove Temporary Blowoff	1	EA	\$100.00	<del>\$36.00</del>	<del>\$64.00</del>
			Sub total		\$2,620.44	\$4,658.56
						\$7,279.00
						\$19,899.00
Total Reimbursable Improvement Cost						
					\$7,163.64	\$12,735.36
						\$1,989.90
					\$716.36	\$895.46
					\$322.36	\$497.47
					\$179.09	\$500.00
					<del>\$180.00</del>	\$250.50
					\$90.18	\$1,496.00
					<del>\$532.56</del>	\$1,434.26
					<del>\$516.33</del>	\$26,962.59
					\$9,786.53	
						\$26,962.59
Total Reimbursement for Darrell R. Sasaki from ALL Properties:						